



NEIGHBORHOOD DEVELOPMENT CODE

(Ord. No. O-22-20, 09/22/2020)

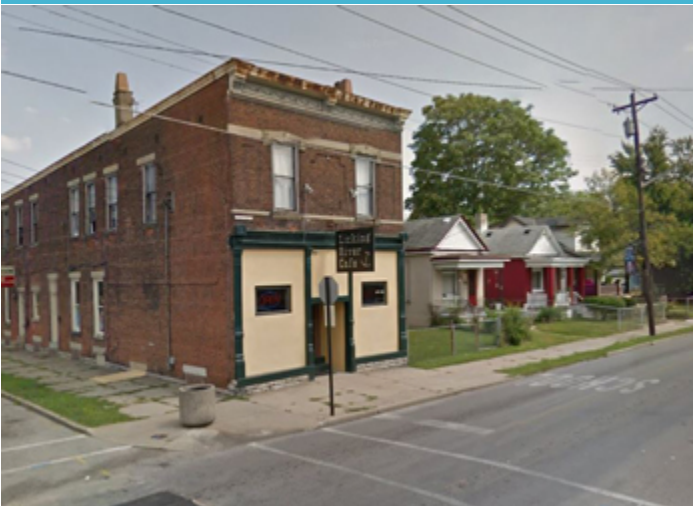
ARTICLE 158.02 CHARACTER DISTRICTS

Division 04 Primary Districts

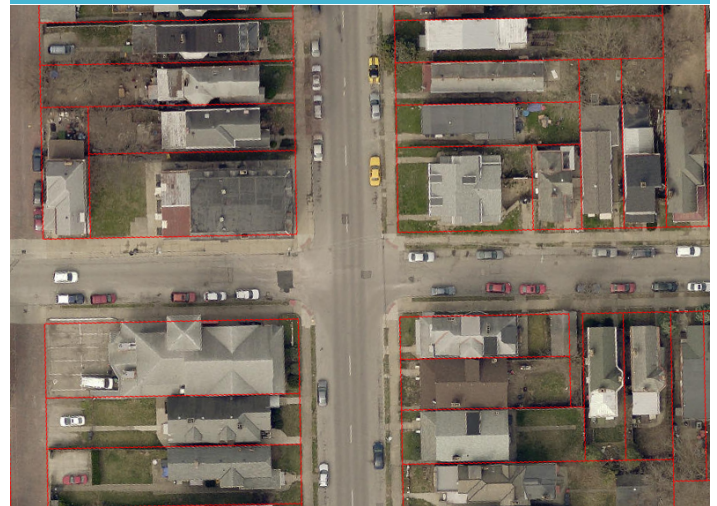
Sec. 02.04.1 Residential Districts

Subsec. 02.04.1.C - Semi-Urban Residential (SU)

1. SU Example Buildings



2. SU Example Development Pattern

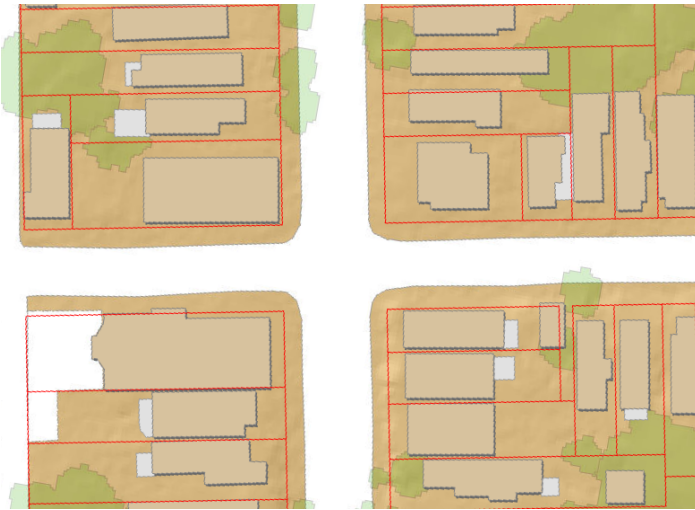


3. SU Purpose

The purpose of the Semi-Urban Residential district is to provide for renovation, incremental expansion, or new construction of contextually-sensitive single-family detached and attached, two-family, townhouse, and triplex/quadplex dwellings, along with allowances for small-scale neighborhood commercial uses, and to prevent or minimize vehicular access points from interrupting streetscapes and non-motorized mobility. Small to moderate levels of landscaping are present.

4. SU Context and Transition

This district is appropriate for lots on local streets and at intersections of collector and local streets in the urban and first-ring suburban sub-area of the [Kenton County Comprehensive Plan](#). Appropriate adjacent districts are Suburban Residential, Commercial and Office, and Mixed Use districts in Sec. 02.04.3.



5. SU Lot Density and Dimensions

Lot density and dimensions within the SU character district are based on building type per [Sec. 04.08.3, Building Types](#).

6. SU Building Placement and Massing Standards^{1, 2, 3}

	A= Front Street Setback B= Side Street Setback		C= Interior Side Setback D= Rear Setback		E= Street-Facing Garage Door Setback	F= Total Building Height (stories or feet, as indicated)
	A	B	C	D	E	F
Min.	Greater of (1) zero feet or (2) 80% of context average	Greater of (1) zero feet or (2) 80% of context average	Lesser of (1) 4 ft. or (2) 80% of context average	Lesser of (1) 5 ft. or (2) 80% of context average	Lesser of (1) 25 ft. or (2) 80% of context average for front garage door setbacks	Greater of (1) 1 story or (2) 80% of context average
Max.	Greater of (1) 10 ft. or (2) 120% of context average	Greater of (1) 10 ft. or (2) 120% of context average	N/A	N/A	N/A	Greater of (1) 35 ft. or (2) 120% of context average

TABLE NOTES:

ft. = Feet

¹ In case of discrepancy with this summary table, the standards in [Table 04.10.2, Building Placement and Massing Standards by District](#), shall govern.

² The standards in this table apply generally to all structures but may be modified by the standards in [Sec. 04.08.2, Cluster, Planned, and Tiny House Neighborhoods](#), and the building-specific standards in [Sec. 04.08.3, Primary Buildings](#), [Sec. 04.08.4, Accessory Buildings](#), and [Sec. 04.08.5, Temporary Buildings](#).

³ Where a given standard relates to a context average, the context shall be defined per [Sec. 09.28.2, Identifying the Context](#).



7. SU Permitted Building Types^{1, 2}

Name	Associated Land Use Type	Reference
Apartment	Household Living	04.08.3.B
Carriage House	Household Living	04.08.3.C
Corner Store	Household Living; Civic; Medical Facilities; Office; and Retail Repair, Sales, and Service	04.08.3.D
Duplex	Household Living	04.08.3.E
Lot Line Dwelling	Household Living	04.08.3.H
Mixed-Use Building	Household Living, Civic, Indoor Entertainment, Medical Facilities, Office, Restaurant, Retail Repair, Sales, and Service, and Light Industrial	04.08.3.I
Public and Civic Building	Civic	04.08.3.J
Qualified Manufactured Home Building	Household Living	04.08.3.K
Shop	Civic, Indoor Entertainment, Medical Facilities, Office, Restaurant, Retail Repair, Sales, and Service, Vehicle Sales and Service, and Light Industrial	04.08.3.L
Single-Family Attached Dwelling	Household Living and Overnight Accommodations	04.08.3.M
Single-Family Detached Dwelling	Household Living, Medical Facilities, and Overnight Accommodations	04.08.3.N
Tiny House	Household Living	04.08.3.O
Townhouse/Rowhouse	Household Living	04.08.3.P
Triplex/Quadplex	Household Living	04.08.3.Q
Not applicable - no specific building type required	Agriculture and Animal Service, Group Living; Utilities	--

TABLE NOTES:

¹ In case of discrepancy with this summary table, Table 04.08.3.A, *Permitted Building Types by District*, shall govern.

² Certain building types are permitted only as part of a Tiny House Neighborhood development within the SU district per Sec. 04.08.2, *Cluster, Planned, and Tiny House Neighborhoods*.

8. SU Other Applicable Development Standards

Title	Reference
Generally Applicable	
Use-Specific Standards	
-Limited and conditional uses	Division 07
-Accessory uses such as pools	
-Temporary uses	
General Provisions	
-Tiny House Neighborhood	Division 08
-Building Types	
-Frontage Types	
-Open Space Types	
Lots	Division 09
Buildings, Elements, and Utilities	Division 10
Parking, Loading, and Circulation	
-Maximum Parking Ratios	Division 11
-Parking Area Design	
-Special Studies	
-Shared Parking	
Landscaping, Screening, and Buffering	Division 12
Signs	Division 13
Environment	Division 14
-Flood Hazard Reduction	
For Properties within Specific Secondary (Overlay) Districts	
Historic Preservation (HP) Overlay	Sec. 02.05.2
Hillside Stability (HS) Overlay	Sec. 02.05.3
12th Street Corridor (TS) Overlay	Sec. 02.05.4



9. SU Permitted Land Uses¹

Land Use Types and Specific Uses	Uses ²
Agriculture and Animal Service	
Community garden	L
Kennel	--
Market garden or Nursery (retail)	C
Roadside stand	--
Veterinary clinic or hospital	--
Other Agricultural and Animal Service including: Animal Production; Crop Production; Stable (Private and Non-Commercial); Stable (Public or Commercial)	P
Household Living	
Accessory dwelling unit	L
Dwelling, single-; two-; three- or -four; or multi-family (5 or more)	P
Manufactured home park	C
Short-term rental, host occupied	L
Short-term rental, non-host occupied	L
Sober living home (6 or fewer residents)	P
Upper-story dwelling unit	P
Group Living	
Addiction treatment facility	--
Nursing home or Residential care facility	L
Youth shelter	C
Civic	
Cemetery, columbarium, mausoleum, memorial park	C
Day care, type 1 or 2	L
Government/non-profit parking lot or maintenance area	C
Government Services	P
Park, playground, and common open space	P
Public assembly facility	P
School, elementary, middle, or high	C
Other Civic uses including: Adult day care; Aquarium; Community, senior, or youth center; Museum or gallery; Pre-School or Child day care center; Swimming pool (public)	P
Medical Facilities	
Chiropractor, or acupuncture, medical, or dental clinic	L
Utilities	
Utilities, minor	P
Utilities, major	C
Entertainment, Indoor	
Bar or tavern	L
Office	
Bank or Credit Union (with Drive-Through)	L
Other Office uses including: Accounting, advertising, architecture, bill collection, charitable organization, consulting, counseling, data processing, design, engineering, investment or brokerage, law, real estate or insurance, sales, temporary employment, or travel; Bank or credit union (without drive-through); TV or radio studio	L
Overnight Accommodations	
Bed and breakfast inn	C
Retail Repair, Sales, and Service	



9. SU Permitted Land Uses¹

Land Use Types and Specific Uses	Uses ²
Mobile Food Vending Service	--
Mobile Retail Vending Service	--
Package Liquor	--
Pawn Shop	--
Repair-oriented uses, Sales-oriented uses, Service-oriented uses	L
Vehicle Sales and Service	
Vehicle Service, Minor	C

TABLE NOTES:

¹ In case of discrepancy with this summary table, Table 03.06.3, *Permitted Uses by District*, shall govern.

² Where a use is permitted by "L" or "C", see [Division 07, Use-Specific Standards](#).

10. SU Permitted Land Uses Key

P	Permitted use by-right subject to the standards of this Code.
C	Conditional use subject to a Board of Architectural Review and Development (BOARD) public hearing and approval.
L	Limited use subject to administrative review and approval based on standards in Division 07, Use-Specific Standards .
--	Prohibited use.

(Ord. No. [O-13-21](#), 09/28/2021)



Effective on: 6/11/2024